\$444,900 - 109 Citadel Estates Manor Nw, Calgary

MLS® #A2264505

\$444,900

2 Bedroom, 3.00 Bathroom, 1,334 sqft Residential on 0.04 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully maintained 2-storey townhome with a fully finished walkout basement, located in the desirable community of Citadel. This home offers a bright and open main floor featuring an updated kitchen, a spacious dining area, and a cozy great room with a gas fireplace that leads to a private balcony overlooking green space. Upstairs, you'll find two generous primary bedrooms, each with its own full ensuite, one of which includes convenient in-suite laundry. The walkout basement adds extra living space with a large family room, a storage room with roughed-in plumbing, and a built-in Murphy bed, perfect for guests. Additional features include a single attached garage, visitor parking just across the street, and numerous upgrades throughout, including a newer furnace, hot water tank, laminate flooring, kitchen cabinetry, and light fixtures. Ideally located close to shopping, schools, parks, walking paths, and public transit, this home is move-in readyâ€"book your private showing today!







Built in 2002

Essential Information

MLS® # A2264505 Price \$444,900

Bedrooms 2
Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,334 Acres 0.04 Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 109 Citadel Estates Manor Nw

Subdivision Citadel
City Calgary
County Calgary
Province Alberta
Postal Code T3G 5M7

Amenities

Amenities Snow Removal

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features No Animal Home

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2025

Days on Market 16

Zoning M-CG d44

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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